



**Board of Trustees of the Nebraska State Colleges**

Meeting Date: **June 11, 2026**

Agenda Item: **4.3**

**ITEMS FOR DISCUSSION AND ACTION:**

Committee: **Fiscal, Facilities, & Audit Committee**

Action Item: **Brandenburg Renovation & Addition Project Actions - WSC**

The Brandenburg Renovation and Addition program statement was approved by the Board in September of 2022. More recently, Wayne State selected the architectural and engineering firm of Leo A Daly to provide professional services for design and construction administration of the project. In reviewing and updating the programming for the project, Leo A Daly worked with a Construction Manager at Risk (CMR) firm to provide an updated project cost estimate which came in at approximately \$19.0 million. This is an increase of \$2.0 million over the Program Statement total cost estimate and is due entirely to construction inflation.

Below is the updated plan for funding the project compared to the original program statement:

<b>Project Funding</b>	<b>Program Statement</b>	<b>Proposed Revised</b>	<b>Change</b>
College Cash	-	\$2,400,000	\$2,400,000
LB309 Task Force	\$2,500,000	\$2,000,000	(\$500,000)
State Funds	\$13,100,000	-	(\$13,100,000)
Capital Improvement Fees	\$900,000	\$1,600,000	\$700,000
Fundraising/Grants	-	\$13,000,000	\$13,000,000
Federal Funds	\$500,000	-	(\$500,000)
<b>Total Funding</b>	<b>\$17,000,000</b>	<b>\$19,000,000</b>	<b>\$2,000,000</b>

**Approve Use of Capital Improvement Fee Funds**

Wayne State requests Board approval for the use of an additional \$700,000 of Capital Improvement Fee (CIF) funds for the costs associated with professional consulting services and other miscellaneous project costs. Capital Improvement Fee funds in the amount of \$900,000 were previously approved by the Board in July of 2021. The Wayne State Capital Improvement Fee fund balance adequately supports this request.

*The College Cash funds shown above is an estimate and not for approval at this time.* Wayne State will request approval of Cash at a future Board meeting when CMR prices based on actual design become available.

**Appoint Construction Manager at Risk Selection Committee**

Wayne State recommends appointment of the following committee to perform the selection of the construction manager at risk contractor for the Brandenburg Renovation and Addition Project, in accordance with Board Policy 8071.

The policy requires that the construction manager at risk contractor be selected by a committee comprised of Board of Trustees members, System Office and College staff, an architect or engineer, and a community member. The proposed CMR selection committee members are:

Carter 'Cap' Peterson, Board of Trustees  
Chair of Fiscal, Facilities & Audit Committee, Board of Trustees, TBD at June Board Meeting  
Steve Hotovy, Vice Chancellor for Facilities and architect, NSCS  
Marysz Rames, President, WSC  
Angela Fredrickson, Vice President for Administration & Finance, WSC  
Travis Meyer, Interim Director of Facility Services, WSC  
Representative from Leo A Daly, Professional Services firm chosen to design the project  
Mark Lenihan, Superintendent of Wayne Community Schools, Community Member

#### **Resolution to Select Construction Manager at Risk Delivery System**

Pursuant to Board Policy 8071, Wayne State requests that the Construction Manager at Risk (CMR) contract delivery system be adopted as an option for the Brandenburg Renovation and Addition project. This policy requires that the Board adopt a resolution identifying the project delivery system for all design-build contract and CMR projects at the Colleges.

Receiving the Board's approval to consider the Construction Manager at Risk delivery system will allow the College to move ahead with the process for selecting a construction firm to be the project construction manager. The Resolution to select the CMR delivery system for the project is attached to this Board item.

#### **Authorize the Chancellor to Sign the CMR Contract and the CMR Guaranteed Maximum Price Amendment**

According to Board Policy 8064, all construction contracts \$300,000 and over require either Board approval or Board authorization for the Chancellor to approve and sign the contract(s). Authorizing the Chancellor to do so contingent upon sufficient funds availability allows the contracts to be executed immediately after review by the System Office rather than delaying to the next Board meeting. In the case of CMR contracts, this authorization extends to the Guaranteed Maximum Price Amendment which identifies the contract amount many months after the start of the design and pricing process.

With this Board item, Wayne State requests authorization for the Chancellor to sign the CMR contract and Guaranteed Maximum Price Amendment for the Brandenburg Renovation and Addition project contingent upon sufficient funding to support the contract, and to ensure that construction can proceed in a timely manner.

The System Office recommends approval of the Brandenburg Renovation & Addition Project Actions at Wayne State College.

#### **ATTACHMENTS:**

- WSC Brandenburg CMR Resolution

NEBRASKA STATE COLLEGE SYSTEM  
RESOLUTION

WHEREAS, the Board of Trustees of the Nebraska State Colleges is required to follow the procedures established by the Political Subdivisions Construction Alternatives Act (Neb. Rev. Stat. §13-2901 through §13-2913) in its decision to solicit and execute a design-build contract or construction management at risk contract for capital construction projects; and

WHEREAS, the procedures outlined in the Nebraska Political Subdivisions Construction Alternatives Act and Board of Trustees Policy 8071 require the Board of Trustees to adopt a resolution selecting the design-build contract or construction management at risk contract delivery system; and

WHEREAS, the project delivery system for a design-build contract requires the design and construction contracts to be combined into one contract with a single point of responsibility; the criteria for selection include qualifications and project approach, not construction costs or design; the reimbursement option may be other than low bid option and is typically negotiated with fixed price, cost plus fee, or guarantee of maximum; and the Board may require subcontracts to be competitively bid; and

WHEREAS, the project delivery system for a construction management at risk contract requires the design and construction contracts be separated; the criteria for selection include qualifications, project approach and construction manager fee; the reimbursement option may be other than low bid option and is typically negotiated with fixed price, cost plus fee, or guarantee of maximum; and the Board may require subcontracts to be competitively bid;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Nebraska State Colleges that the construction management at risk contract delivery system be adopted as one option for the Brandenburg Renovation and Addition Project at Wayne State College, dependent upon project need.

Approved this 11th day of June, 2026.

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Chair, Board of Trustees

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Chancellor, Nebraska State College System